

N 99000003840

Howard A. Speigel, Esquire
1133 Louisiana Avenue, Suite 214
Winter Park, FL 32789

700002910587--4
-06/21/99--01106--006
122.50 **78.75

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Island Club West Condominium Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

FILED
99 JUN 21 PM 6:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

JUN 22 1999

ARTICLES OF INCORPORATION
OF
ISLAND CLUB WEST CONDOMINIUM ASSOCIATION, INC.

A Florida corporation not for profit

FILED
99 JUN 21 PM 6:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes (1990), the undersigned, being a resident of the State of Florida and being of full age, has this day voluntarily formed a corporation not for profit and does hereby certify:

ARTICLE I

NAME

The name of the corporation is ISLAND CLUB WEST Condominium Association, Inc., a corporation not for profit, and is hereinafter called the "ASSOCIATION."

The principal address is: 3175 Lindfields Blvd., Kissimmee, Florida 34747

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

A. The Association is organized as a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and is a Condominium Association, as referred to and authorized by Section 718.111, Florida Statutes. The purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Polk County, Florida, known as Island Club West, and to transact any or all lawful business. Said condominium is herein called "Condominium" and the "Declaration of Condominium" is herein called "Declaration". A description of the lands of the Condominium is set forth in the Declaration. This Association may also operate other condominiums which may be created on the lands described in Exhibit "A" to these "Articles of Incorporation," and if so, the word "Condominium" as used herein shall mean all such condominiums.

B. The Association shall have all of the following powers:

1. All the powers set forth and described in Chapter 617, Florida Statutes, as amended.
2. All the powers of an association as set forth in Chapter 718, Florida Statutes, as amended.
3. Make and collect assessment against members as unit owners to defray the costs, expenses and losses of the Condominium and other matters declared by the Declaration to be common expenses of the Condominium.

4. Use the proceeds of assessments in the exercise of its powers and duties.
5. Maintain, repair, replace and operate the Condominium Property.
6. Purchase insurance upon the Condominium Property and insurance for the protection of the Association and its members as Unit Owners, as well as liability insurance for the protection of Officers and Directors of the Association.
7. Reconstruct improvements after casualty and/or further improve the Condominium Property.
8. Make, modify, amend and rescind reasonable rules and regulations respecting the use of the Condominium Property, herein called the "Rules and Regulations".
9. Enforce by legal, equitable and administrative means the provisions of the Declaration, these Articles, the By-Laws and the Rules and Regulations.
10. Contract for the management and maintenance of the Condominium Property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of Rules and Regulations and the maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association, its Directors and its officers shall, however, retain at all times the powers and duties granted by the Declaration and Chapter 718, Florida Statutes, including, but not limited to, the making of assessments, promulgation of Rules and Regulations and the execution of contracts on behalf of the Association.
11. Employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association.
12. Pay taxes and assessments which are liens against any part of the condominium other than individual Units and the appurtenances thereto, and to assess the same against the Units and the appurtenances thereto, and to assess the same against the Units as common expense of the Condominium.
13. Pay the cost of all utility services rendered to the Condominium and not billed individually to Owners of individual Units.
14. Purchase one (1) or more Units in the Condominium and to hold, lease, mortgage and convey such Units.
15. All Powers necessary for the purpose for which the Association is organized.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

The general members of the Association, shall constitute all the record Owners of the Condominium Units of the Condominium. Declarant (Developer) shall be considered owner of all those units which remain unsold. The voting members of the Association shall consist of: One (1) Owner of each Unit of the Condominium, who shall be designated as provided in the By-Laws of the Association. After receiving the approval of the Corporation, as required under the Declaration, change of membership in this Association shall be established by recording in the public records of Polk County, Florida, a deed or other instrument establishing record title to a Condominium Unit by delivering to the Association a certified copy of such instrument. Immediately upon such recordation and delivery, the Owner designated by such Association and all membership of the prior Owner of such Condominium shall be thereby terminated.

ARTICLE IV

DURATION

The existence of the Association shall be perpetual unless the Condominium is terminated pursuant to the provisions of its Declaration and, in the event of such termination, the Association shall be dissolved in accordance with law.

ARTICLE V

SUBSCRIBER

The name and residence of the subscriber of these Articles of Incorporation is:

Deanna Meixner
3175 Lindfields Blvd.
Kissimmee, FL 34747

ARTICLE VI

OFFICERS

The affairs of the Association are to be administered under the direction of the Board of Directors by a President, a Vice President, a Secretary, a Treasurer and such other officers as the Board of Directors may, from time to time, deem necessary. Such officers shall be elected annually at the annual meeting of the members of the Association as provided in the By-laws. The names of the persons who are to serve as the initial officers until their succession at the first annual meeting of members are as follows:

President:	Deanna Meixner
Vice President:	
Secretary:	Linda Clarke
Treasurer:	Linda Clarke

ARTICLE VIII

DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, the members of which must be members of the Association, except as appointed by the Developer pursuant to the terms herein below. The initial Board of Directors of the Association shall consist of three (3) members. The names and addresses of the persons who are to serve as the initial Directors of the Association until the first election of their successors as provided for in the By-Laws are as follows:

Deanna Meixner ^P
3175 Lindfields Blvd.
Kissimmee, FL 34747

David Meadows
3175 Lindfields Blvd.
Kissimmee, FL 34747

Linda Clark
3175 Lindfields Blvd. ²⁴
Kissimmee, FL 34747

ARTICLE X

ACTION WITHOUT A MEETING

Any action which may be taken at a meeting of the members of the Association may be taken without a meeting if a consent in writing is signed by the members that would be required to vote at a meeting to adopt such action and is filed in the minutes of the Association. Notice requirements applicable to meetings shall not apply to action taken without a meeting.

ARTICLES XI

AMENDMENT OF ARTICLES

A. These Articles of Incorporation may be amended, from time to time, as follows:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution for the adoption of a proposed amendment may be proposed either by

the Board of Directors or by not less than one-third (1/3) of the voting members of the Association.

3. Except as elsewhere provided, an amendment shall be adopted if approved by either:

(a) by not less than two-thirds (2/3) of the entire membership of the Board of Directors and also by not less than fifty-one percent (51%) of the votes of the voting members duly qualified to vote; or

(b) by not less than seventy-five percent (75%) of the vote of the voting members duly qualified to vote, regardless of approval of the Board of Directors.

B. No amendment shall make any changes in the qualifications for membership nor the voting rights or property rights of members, without approval in writing by all members and the joinder of all records Owners of mortgages upon Units.

C. No amendment shall make any change in the rights of the Developer without the written approval of the Developer. No amendment shall be made that is in conflict with the Condominium Act or the Declaration.

ARTICLES XII

REGISTERED AGENT

The street address, mailing address, registered office and principal office of this corporation is 3175 Lindfields Blvd., Kissimmee, FL and the name of the registered agent/incorporator at that address is Deanna Meixner.

IN WITNESS WHEREOF, I, the undersigned, being the subscriber and registered agent as herein set forth, am familiar with and accept the duties and responsibilities as registered agent for said corporation and do hereby make and file this Certificate, hereby declaring that the facts herein stated are true and accordingly have hereunto set hand and seal this 16th day of June, 1999, in the County of Ornage, and the State of Florida.

Deanna Meixner
DEANNA MEIXNER, registered agent

Deanna Meixner
DEANNA MEIXNER, subscriber

STATE OF FLORIDA
COUNTY OF ORANGE

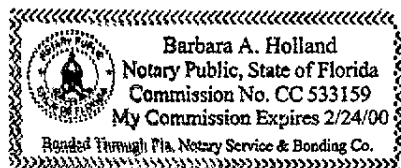
Before me personally appeared DEANNA MEIXNER, to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation and

FILED
99 JUN 21 PM 6:36
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

acknowledged before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 16th day of June, 1999.

Seal



Barbara A. Holland
Notary Public
My Commission Expires: